

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

May 14, 2008

The meeting was called to order at 4:00 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder,
and Jason Jones

ABSENT:

Dale Clayton and Mary Jayne Davis

WEST VALLEY CITY PLANNING DIVISION STAFF

John Janson, Steve Pastorik, Jody Knapp, Ron Weibel, Hannah Thiel, and
Nichole Camac

WEST VALLEY ADMINISTRATIVE STAFF:

Nicole Cottle, Deputy City Attorney

AUDIENCE

Approximately fifteen (15) people were in the audience

ZONE CHANGE APPLICATION:

Z-6-2008

West Valley City

3508 South 3340 West

R-1-8 to C-2

0.12 acres

West Valley City staff is requesting a zone change for a 0.12 acre parcel at 3508 South 3340 West from R-1-8 (single family residential, minimum lot size 8,000 square feet) to C-2 (general commercial). Surrounding zones include C-2 to the north and west and R-1-8 to the east and south. During the public hearing on April 23rd, The Planning Commission recommended that the property to the east of the subject property be rezoned to C-2. Surrounding land uses include commercial uses to the north and west and single family homes to the east and south. The subject property is designated as general commercial or medium density residential (6 to 10 units/acre) in the West Valley City General Plan.

UDOT recently purchased the subject property due to the impacts of the widening of 3500 South planned to begin later this year. The existing home on the property will be demolished. In staff's opinion, the remaining property, which would be about 46' wide, is not desirable for a single family home lot given the required setbacks for a corner lot and the proximity to the future 8 lane road. After meeting the required side setbacks (assuming a house facing west), only about 16' of width would be left to build a home on.

The owner of the commercial property to the west is interested in purchasing the subject property from UDOT to develop additional parking to help offset UDOT impacts to existing parking. A copy of the concept plan is attached. If this rezone application is approved, the owner of the property east of the subject property will need to submit a conditional use amendment application to obtain approval for the amended parking design.

According to State law, UDOT is not allowed to apply for a zone change on property they acquired. Hence, to facilitate the reuse of the unused UDOT property, City staff initiated this application.

Staff Alternatives:

- Approval, the rezone request complies with the General Plan.
- Continuance, for other reasons determined at the public hearing.

Applicant:

West Valley City

Discussion: Steve Pastorik presented the application. The Planning Commission had no further concerns to discuss.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – Z-6-2008– Approved

CONDITIONAL USE APPLICATIONS:

C-16-2008

**Invitations Villegas (Carmen Cervantes)
7031 West 3800 South
R-1-8 Zone (.19 Acres)**

The applicant, Carmen Cervantes, is requesting a major home occupation for an invitation making business. The zoning for this area is R-1-8, single family residential. The West Valley City General Plan anticipates Low Density Residential uses for this area. The surrounding zone is Agricultural (A) to the north and R-1-8 on the remaining sides. The surrounding uses include residential.

The applicant would like to use a portion of the garage at the residence for an invitation making business. The garage space may be considered in a major home occupation as long as two (2) parking spaces are still available and the garage still functions for parking. The applicant has demonstrated in the attached photos that 2 vehicles can be parked entirely within the garage.

The invitations that are made as part of this business are assembled and glued by hand. There is a die-cut machine located with in a cabinet in the garage that is used to cut the detailed designs for the invitations. The applicant also does some embossing and printing for the cards.

Lastly, there is an existing carport located on the property that was constructed with out a building permit and does not meet the 25' front setback requirement. This structure must

be removed or brought in to compliance with West Valley City standards.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. A portion of the garage may be used for the home occupation as long as two parking spaces for residential use are provided, and the garage still functions for parking.
2. The carport structure located along the front of the home must meet West Valley City guidelines.
3. All requirements in Chapter 7-8, Home Occupations, must be followed. (i.e., no employees, hours of operation, etc.)
4. Must obtain a valid West Valley City Business License.
5. Subject to review upon valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Carmen Cervantes
7031 West 3800 South
West Valley City, UT 84118

Discussion: Jody Knapp presented the application. Chairman Woodruff questioned how far a carport must be setback. Ms. Knapp replied that the setback requirement for this property is 25 feet. Commissioner Matheson stated that the carport should be properly addressed or removed before a business license is issued. Ms. Knapp stated that the carport structure meeting the West Valley City guidelines is part of the staff conditions for approval.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval subject to the five staff conditions.

Commissioner Jones seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes

Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-16-2008– Approved

C-17-2008

Ace Disposal

2264 S. Technology Dr.

M Zone 9.5 Acres

Ace Disposal, Inc. is requesting conditional use approval for a facility at 2264 S. Technology Dr. for their operations consisting of offices, shop area, container repair and painting, storage areas for containers and a yard area for overnight truck storage. The property is zoned M (manufacturing) and is in an area designated by the West Valley City General Plan as light manufacturing. All adjacent properties are also zoned M.

The property is approximately 9.5 acres and the proposal is to build an office/shop building of approximately 24,500 square feet, a can repair and paint shop of approximately 10,100 square feet and a storage building of approximately 5,000 square feet. The yard will have asphalt paving for truck parking and a separate paved area for can storage. There will be the required landscaping along Technology Drive and the total landscaped area of the site is 8.5%, which exceeds the minimum required landscape area of 5% for the M zone. The yard and storage areas will be fenced with an 8 foot high chain link fence for security and this fence will have privacy slats.

The applicant has submitted a summary of how the site will operate. Along with that summary the architect has submitted information to answer questions that were raised in the study session on May 7, 2008. These questions dealt with fencing, truck washing, potential hazardous materials, truck stacking on the public road and hours of operation for the trucks. Rather than repeat all the information here in the analysis, both of these documents have been included in this packet. The applicant's representative will be available to answer any questions in the public hearing.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. Truck and can washing shall be done only in approved areas and drained into the sanitary sewer and not the storm sewer.
 2. All truck parking and equipment storage shall be on a hard surface.
 3. All requirements of any affected department or agency must be met.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Lon Stalsberg
2255 S. Arnold Way
West Valley City, UT

Architect:

Dave Robinson
6465 S. 5000 E.
SLC, UT 84121

Discussion: Ron Weibel presented the application. Commissioner Jones questioned whether the interior of the vehicles will be washed. Mr. Weibel explained that they will be but this will be conducted in a separate building and an approved oil/water separator will be used before any waste enters the sanitary water system. Commissioner Mills expressed concern regarding paint residue inside the vehicles. Mr. Weibel stated that that Granger Hunter ensures that everything is properly taken care of.

Lon Stalsberg, the applicant, explained that the current facility for Ace Disposal, Inc. is too small to maintain all their operations. Chairman Woodruff questioned how many trucks will be located on this site. Mr. Stalsberg explained that their current facility uses between 70-80 trucks but the company is hoping the proposed facility will eventually maintain up to 100 trucks. Commissioner Matheson questioned whether Ace Disposal handles the recycling for West Valley City and Mr. Stalsberg replied yes. Commissioner Jones asked if the applicant could address the paint residue concern Commissioner Mills discussed. Mr. Stalsberg explained that the trucks are tightly sealed and when they dump garbage at the landfill, waste is thoroughly disposed of. He added that if any paint were to spill inside the containers it would likely dry up. The main concern is removing food or other material that may create a bad odor. Mr. Stalsberg stated that he isn't sure what goes into the sanitary water system or the effectiveness of an oil/water separator because these are things that Granger Hunter deals with.

Commissioner Mills asked Dave Robinson, the architect of the project, to address the building and landscaping plans. Mr. Robinson explained the location of each building and its purpose and added that Ace Disposal, Inc. is incorporating environmentally friendly products into their designs. He explained that doors are focused away from the street and added that the buildings are modest with a little flare in the front. Mr. Robinson also stated that there are patio and picnic areas for employees as well as fencing and landscaping buffers for visual impact.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval subject to the 3 staff conditions.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder Yes

Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-17-2008– Approved

C-18-2008

La Herradura de Oro Market

3333 West 3500 South

General Commercial and Single Family Residential Zones, 0.7 acres

Staff Presentation by Hannah Thiel, Planner I

Due to the road-widening project by Utah Department of Transportation on 3500 South, many businesses and homes are losing signage, landscaping, parking, and buildings that are in the proposed widened right of way. The home located at 3337 West 3500 South is one that must be demolished as it is located in the proposed right of way. This property is currently zoned 'R-1-8' and is in the process of applying for a rezone to 'C-2'; a zone that would match the neighboring property to the east.

The property to the east (3333 West 3500 South and zoned 'C-2') is losing a retail building that is located in the proposed right of way. This owner also owns La Herradura de Oro Market on site. To minimize any detrimental impacts this widening could have on the retail business, the property owner, the City, and UDOT have been working together to best plan this site, given the circumstances. The owner's plan is to buy the residential property and use it for parking for the retail and grocery/market businesses.

Section 7-18-106(7) of the Land Use Development and Management Act allows buildings that become nonconforming due to a roadway widening to be fully restored at the original setback. As this situation would place the retail building in the middle of the right of way if kept at its original setback, and the remaining property is too narrow to place a building on, a solution was devised to restore the retail building as an addition to La Herradura market and use the residential piece as parking for the business. Although this solution does not meet the minimum requirements for landscaping, it is consistent with landscaping along the rest of 3500 South after the road widening and the site will have adequate parking for their uses.

David Stanley with Rinnoovation is requesting a conditional use amendment approval for a retail addition to the existing market located at 3333 West 3500 South. This project is proposing of 2750 square feet of retail space. The site currently has a retail building, which will be removed, that is 2049 square feet according to Salt Lake County Commercial Records. The existing market has 5000 square feet of market space, proposing a building that is 7750 square feet. This property occupies a total of 0.7 acres of land. The General Plan designates this property as a General Commercial or Medium Density use.

The applicant has supplied 31 parking spaces on site. The ordinance requires 31 parking spaces for this use. There is one space that is located in front of La Herradura Market. Staff would recommend the Planning Commission remove this space and replace the area with landscaping and a connection between public and private sidewalks.

There are not currently plans for signs for this site.

Currently, an existing privacy fence of different types is located on the property line next to the residential uses. Staff would recommend a minimum of an eight (8) foot masonry wall next to residential properties to mitigate noise associated with traffic, and create a more suitable transition between a commercial and residential land use where the proposed addition is located closer to residential uses than the existing building.

Assuming the residential parcel of this project gets rezoned 'C-2', the property on the north and east sides of 3333 West 3500 South are zoned 'C-2' (General Commercial) and the property on the west and south sides are zoned 'R-1-8' (Single Family Residential, minimum lot size of 8,000 square feet) and are designated General Commercial or Medium Density Residential under the General Plan. As the proposed project isn't changing current uses other than removing the residential component, staff does not see this use adversely affecting neighbors or neighboring zones.

Planning Commission Concerns

At the Study Session on May 7, 2008, the Planning Commission showed concern regarding the use of the rear setback, required from residential, for loading rather than landscaping. The Planning Commission also showed concern regarding the layout of the parking. The four spaces oriented at the front of the proposed building addition could be oriented against the west side of the existing building and more parking could be provided on site without using the proposed handicap space in the front setback area.

Recommendations/ Staff Alternatives

- Approval subject to any issues raised at the public hearing as well as the following conditions:
 1. That the approval of this application shall be subject to approval and recording of the zone change from 'R-1-8' to 'C-2' as outlined in Z-5-2008.
 2. That the parcels shall be consolidated into one parcel with one tax identification number prior to issuance of a building permit.
 3. That an eight foot masonry wall be required along all residential property lines.
 4. That the single north parking space on the east side of the driveway entrance, adjacent to 3500 South be removed and replaced with landscaping and walkway to connect the onsite sidewalk and the public sidewalk.
 5. That the parking spaces oriented on the north side, adjacent to the entrance of the proposed building addition, be moved to the west side of the existing

- building to allow more parking spaces that would be lost with the removal of the proposed handicap space adjacent to 3500 South.
6. That the loading area on the south side of the project be moved from the south side and landscape shall be planted within ten feet of the residential property line to comply with ordinance sections 7-9-118 and 7-6-1003(3)(b).
 7. That the proposed addition shall meet all the requirements of the Commercial Design Standard Ordinance (7-14-213).
 8. That car stop barriers (bumpers) be placed in the parking spaces along 3500 South.
 9. That complete and revised development plans shall be submitted that are in compliance with all city ordinances and codes of all West Valley City departments.
 10. That the applicant shall submit a building permit application for new signs desired on the site. All signs shall be in compliance with regulations for signs contained in Title 11 of the West Valley City Code.
 11. That the Planning Commission reviews this application upon receipt of valid unresolved complaints.
 12. That the existing building be painted the same color as the proposed addition.
 13. That a band be placed on the west side of the existing building.
 14. That the existing building continue the rock wainscot from the front of the building to the sides and over to the proposed addition.
 15. That the existing building uses the same roof overhang and columns as the proposed addition entrance for both entrances to the market.
 16. That the bars be removed from the existing building's windows and shall not be placed on the proposed building addition.
 17. That a maximum of 50% of the window area shall be used for signage and advertisement.
- Continuance, for resolution of any issues that may arise at the public hearing; and/or to review complete architectural elevations.

Applicant:

David Stanley
9130 S. State
Sandy, UT 84092

Opposed:

Joe Masarone
3523 S. 3340 W.
WVC, UT

Opposed:

Frankie Swanson
3515 S. 3340 W.
WVC, UT

Discussion: Hannah Thiel presented the application. Commissioner Conder questioned if the wainscot is required to extend along the existing building. Ms. Thiel replied that it doesn't have to by ordinance but is included as a staff condition to create a uniform feel between the existing building and the new addition proposed by the applicant. Commissioner Mills questioned if it has been determined who will provide trees along 3500 South. John Janson explained that the trees are part of the 3500 South widening project so either UDOT or the City will provide them, it will not be the responsibility of the property owner. Commissioner Matheson asked about signage on the property and Ms. Thiel replied that there is a sign on the existing building but nothing has been proposed

for the planned addition. Commissioner Jones asked if block will be used for the face treatment on the west elevation of the existing building. Ms. Thiel replied that nothing has been proposed because the elevations provided are for the new addition.

The applicant, David Stanley, explained that the only concern he has regarding the staff conditions is the placement of a masonry wall on the residential property lines. He explained that there is a significant tree and various shrubs that may be negatively impacted by the incorporation of the wall. Mr. Stanley stated that he would like to wait as long as possible to consolidate the two parcels because combining them too early causes problems for the business owner. Mr. Stanley's client would like construction on the new building to begin as soon as possible and the demolition of the old building to happen as late as possible. Ms. Thiel stated that the two parcels can wait to be combined as long as it happens before operation. Ms. Thiel added that the reason for this requirement is that buildings constructed on various properties often cause problems with the project. Commissioner Fuller stated that the parking area will be the main concern. Ms. Thiel replied that something could be recorded that states the applicant has access to the parking. Chairman Woodruff questioned whether removing the door on the south elevation is a problem. Mr. Stanley replied that the new building addition is to relieve the stress of merchandise and the loading door on the back would only be used to bring products into the back section which will be used for storage. Mr. Stanley added that trucks won't go back there so the door would only be accessed by forklifts or handcarts. Commissioner Fuller stated that this can be accomplished using a double door with a sidewalk leading up to it. Chairman Woodruff requested that Hannah Thiel read the list of additional conditions submitted to the Planning Commission to the applicant. Commissioner Fuller asked what the headroom is in the new area. Mr. Stanley explained that it is 16 feet from floor to parapet in the tallest portion of the building and 12 feet in lowest portion.

Joe Masarone, a neighbor living on the residential line, stated that he is strongly in favor of incorporating the masonry wall. He stated that he is concerned about the proposed entrance on the south side of the building still being used for the unloading and loading of large trucks. Mr. Masarone added that he would like a noise study conducted on the new building and explained that sound already funnels into the neighborhood and is amplified. Mr. Masarone stated that this company is open 7 days week and the floodlights on the roof are extremely bright and cause problems for him and other neighbors. Mr. Masarone expressed concern about taco stands on the property and questioned what will happen to them when construction begins on this project. Commissioner Conder asked Ms. Thiel how the taco stand issue impacts parking stalls. Ms. Thiel replied that taco stands currently require a 2 space minimum so this property will no longer be able to have a taco stand.

Frankie Swanson, another neighbor on the residential line, also expressed concern

about the lighting. Ms. Swanson added that the property owners are friendly and keep the grounds clean. She expressed concern about loud vehicles on the property at night and stated that there should be a regulation on how loud car stereos can be played at night. Ms. Swanson added that she is in favor of the wall and is not concerned about losing any landscaping.

Mr. Stanley stated that the lighting for the new addition has not been designed but added that, judging from the concerns of these neighbors, lights on the perimeter would be more beneficial than on the building. Chairman Woodruff asked the applicant to address the noise issues expressed by the neighbors. Mr. Stanley replied that he isn't sure how loud the area gets at night but added that the wall will help to decrease sound.

Commissioner Matheson asked if a sidewalk is allowed through the back in the landscaping. Ms. Thiel replied that this is not ideal but is allowed. Commissioner Matheson stated that he has concerns about trucks loading and unloading through the doors on this south elevation and the potential for these trucks to block parking stalls during the day. The Commissioners discussed potential locations where the loading dock might be more logical but were unable to determine an appropriate place. Commissioner Mills stated that grass and trees for landscaping might work on the south side of the building. She stated that trees have height for privacy, provide cooling, absorb noise, and are an attractive visual buffer. Commissioner Mills added that 50% signage in the windows is too generous. She stated that 25% should suffice. Commissioner Matheson stated that repair on the existing parapet is needed. Ms. Thiel replied that the ordinance requires it to be maintained but this can be added as a condition for approval.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for continuance to allow further discussion about the loading area on the south side of the building and the submittal of a lighting and signage plan.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-18-2008– Continued

C-19-2008

K-9 Lifeline (Heather Beck)

2850 S. Redwood Road (C 17-18)

C-3 Zone (4.84 Acres)

The applicant, Heather Beck, is requesting a conditional use amendment for a dog training facility. The zoning for this area is C-3, Transitional Commercial. The West Valley City General Plan anticipates General Commercial, Business, Office and Light Manufacturing uses for this area. The surrounding zone is currently Agricultural (A) to the south but the Planning Commission has recommended a rezone to C-2 for a Psychiatric Hospital that City Council will review later this month. The area to the north and east is zoned Manufacturing and there is C-2 across Redwood Road.

This facility was originally approved in 1984 (C-25-84) as an Office/Warehouse Park. In 2000 the owner came to the Planning Commission for an amendment to the conditional use to allow for more flexibility in the uses. The planning commission granted the amendment with conditions including that the west building would be used for retail, the south building for office/warehouse and the north building for light manufacturing. The applicant also submitted a list of prohibited uses that was made part of the conditions of approval. Included in this list is that Pets and/or any other animals shall not be kept on the premises. This location is within a C-3 Zone and indoor kennels are permitted however, due to the conditions of approval the applicant is not able to currently locate her facility at this site. Therefore, she is requesting an amendment to the conditional use approval so she may operate a dog training facility at this location.

The proposal is to have a facility that offers day training for dogs. Day training is where the owner drops off the dog for the day and the trainer works with the dog. There would be no more than 10 dogs at the facility for this part of the business. The dogs would be in a rotation of training and resting. When they are not being actively trained they will be expected to rest quietly in their crates. The applicant uses bark collars to keep the dogs quiet and calm when they are not being worked with and feel that this will not be a nuisance to adjacent tenants.

Group classes will also be available at this location which would comprise of a maximum of 20 dogs and their owners. However, typically the classes have no more than 10 participants. These classes are one-hour long and would be offered several times per week. The classes will primarily be held in the evenings or weekends.

Dogs will not remain on site over night at any time.

The applicant is proposing to use the 5' landscape strip along the south side of the property for the dogs to relieve themselves. There will be a garbage can located here as well so the waste can be picked up immediately and properly disposed of.

Staff does not feel that parking is a concern for this use. With the day training the owner will only be dropping off the dog and will not stay for an extended period of time and the

larger group classes will be conducted when a majority of the other businesses in the complex are closed and the parking lot is mostly vacant.

Attached is a business description from the applicant with further details on her background.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. Dogs are not permitted to remain on site over night.
2. Waste must be picked up immediately and place in a covered garbage can that is emptied daily.
3. Must comply with any standards set forth by West Valley City Animal Control and the Salt Lake Valley Health Department.
4. Must obtain a valid West Valley City Business License.
5. Subject to review upon valid complaint.
6. The use will be restricted to the two units proposed by the applicant.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Denial, of the amendment due to the following:

1. The site was not designed to accommodate this use and adequate facilities are not provided on site for the animals.
2. The use is not compatible with the adjacent tenants in the complex.

Applicant:

Heather Beck
11537 South 1700 East
Sandy, UT 84092

Favored:

Mark Bowers
11778 S. Election Dr.
Draper, UT 84020

Discussion: Jody Knapp presented the application. Commissioner Matheson questioned if animal applications are ever reviewed by Animal Control. Ms. Knapp stated that she believes there is an annual review on kennels but there is no review on this type of use unless there is a valid complaint. Commissioner Mills asked if there is enough parking in the event that the maximum number of dogs allowed are all dropped off at the same time. Ms. Knapp replied that there is adequate parking available on-site.

Chairman Woodruff questioned where animal waste will be disposed of. Heather Beck, the applicant, replied that waste is immediately disposed of in a garbage can which is then emptied into a dumpster. Commissioner Mills asked if the dumpster is emptied once a week. Ms. Beck replied yes but stated she has had a similar situation before and has never received any complaints about odor's. Ms. Beck added that if it ever did become a problem she would purchase a separate dumpster or request that the existing dumpster be cleaned more frequently. Commissioner Conder stated that he would like to include an additional condition that states that this use will be restricted to the two units proposed by the applicant.

Mark Bowers, the property owner, stated that he supports this business on his property.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval subject to the 5 staff conditions and adding a 6th condition to state that the use will be restricted to the two units proposed by the applicant.

Commissioner Jones seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-19-2008– Approved

C-20-2008

Willow's Ideal Sport Horses (Jayme Alexander)
2877 S. Cassell Street
A Zone (3.46 Acres)

The applicant, Jayme Alexander, is requesting a conditional use for horse leasing and training facility. The zoning for this area is A, Agricultural. The West Valley City General Plan anticipates Rural Residential uses for this area. The surrounding zone is Agricultural (A) with R-1-6 to the east. The surrounding uses include residential, the Jordan River Parkway is located to the east and Pacificorp has a facility to the south.

Ms. Alexander would like to conduct horse riding lessons and horse leasing from her property which is 1.12 acres. She also leases 2.34 acres of land located directly south of

her property for grazing purposes from Pacificorp. This is a lease that is reviewed annually. In an agricultural zone the amount of animals allowed on the premises is based on animal points. There are 200 points per acre, horses are worth 40 points. Therefore, with the 3.46 acres available to Ms. Alexander she could have up to 17 horses on the property. Currently, there are 12 horses.

Six (6) of the horses are part of a leasing program. The remaining horses are used for riding lessons, or are the property owners personal horses and are not used for the business. The six horses that are leased have three (3) clients each leasing them. The lease includes 8 hours of riding time each week. There are two (2) riding sessions available each day (morning and afternoon) and each leased horse can only be ridden once a day. There will be no more than six (6) clients per day at the property. There are also some off-site riding opportunities at Antelope Island, Dimple Dell and Millcreek Canyon that are available for the clients.

The roadway to this site is only partially improved. It appears the applicant may be using part of the right-of-way for storage and parking. Therefore this area shall be cleared out and all parking for this use must be accommodated on site. There is a large driveway, garage and access to the back gravel area that provide plenty of space to accommodate parking on site.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. There shall be no more than six (6) clients on site per day.
2. The property must be in compliance with the Agricultural animal point requirements at all times. In particular, if the lease with Pacificorp for additional grazing land is terminated.
3. Must comply with any standards set forth by West Valley City Animal Control and the Salt Lake Valley Health Department.
4. Must obtain a valid West Valley City Business License.
5. Subject to review upon valid complaint.

Continuance, to allow for the applicant to submit a detailed plan showing how the site will accommodate the parking needed for this use.

Applicant:

Jayne Alexander
2877 Cassell Street
WVC, UT

Discussion: Jody Knapp presented the application. Commissioner Conder asked why the City is concerned about parking on an unimproved street. Ms. Knapp replied that the minimum amount of parking spaces is required by West Valley City to be on-site. Ms. Knapp added that she believes there is enough space for parking on the property.

The applicant, Jayme Alexander, stated that she believes the hay staff expressed concern about is on her property. Ms. Knapp replied that the aerials depicted the hay in the right of way and the Public Works department requested that it be cleared. Commissioner Mills asked if the applicant owned any other animals that added to her points for this property. Ms. Alexander replied that she also owns 2 dogs and some chickens. Commissioner Mills questioned if the horses are leased. Ms. Alexander replied that her slogan is “you don’t buy a horse, you ride a horse” and added that this is a new concept.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Jones moved for approval subject to the 5 staff conditions.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-20-2008– Approved

PLANNING COMISSION BUSINESS

Approval of minutes from April 2, 2008 (Study Session) **Approved**

Approval of minutes from April 9, 2008 (Regular Meeting) **Approved**

Approval of minutes from April 16, 2008 (Study Session) **Approved**

Approval of minutes from April 23, 2008 (Regular Meeting) **Not Reviewed**

There being no further business, the meeting adjourned at 5:25 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant